

REAL ESTATE PURCHASE AND SALE AGREEMENT

This REAL ESTATE PURCHASE AND SALE AGREEMENT ("Agreement") is between the City of Olympia, a municipality organized under the laws of the State of Washington ("Buyer"), and Kaufman Holdings, Inc., a Washington corporation ("Seller") and Kaufman Real Estate, LLC, a Washington limited liability company ("Seller"), hereinafter referred to jointly as "Sellers." Buyer and Sellers are jointly referred to as "the Parties," or singularly as a "Party." This Agreement shall not be effective until the "Effective Date" (as defined in Paragraph 19.16 below).

RECITALS

Sellers are the owners of certain real properties located in **Thurston County, Washington**, and more particularly described on **Exhibit "A"** (legal description) and as shown on **Exhibit "B"** (sketch), attached hereto and by this reference incorporated herein.

The signatories to this Agreement acknowledge they are authorized to execute associated documents, to correct legal descriptions if need be, and to correct scrivener's errors and other errors or omissions that are otherwise in substantial conformance with this Agreement.

The Parties now enter into this Agreement to memorialize the terms and conditions under which Sellers will sell the Properties to Buyer.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Property. Subject to the terms and conditions of this Agreement, Sellers agree to sell and convey to Buyer, and Buyer agrees to purchase from Sellers, the following:

1.1 **Land.** The Property consists of approximately 5.88 acres (256,133 square feet +/-) more or less, legally described on **Exhibit "A"** to this Agreement and generally shown on a sketch attached as **Exhibit "B"** to this Agreement.

1.2 **Appurtenances.** All rights, privileges, and easements appurtenant to the Property owned by Sellers, including without limitation any and all leases, subleases, easements, water, timber or mineral rights, rights-of-way and other appurtenances, including any buildings, structures or fixtures used in connection with the beneficial use and enjoyment of the Property (the "Appurtenances").

The Property and Appurtenances described in Paragraph 1 above are collectively referred to in this Agreement as the "Property."

2. Escrow. Within five (5) business days of the Effective Date of this Agreement, the Parties shall confirm that an escrow account is opened for the transaction contemplated by this Agreement with Thurston County Title Company (in such capacity, "Escrow Company"). Darla Wilkins or another designee of Escrow Company will serve as escrow agent for Closing of this Agreement ("Escrow Agent"). The Parties shall deliver a fully executed copy of this Agreement to Escrow Agent.

3. Purchase Price. The purchase price to be paid by Buyer to Sellers for the Property (the "Purchase Price") shall in no circumstance be less than **One Million Six Hundred Fifty Thousand Dollars and 00/100 Cents** (\$1,650,000.00) U.S. The method of determining the purchase price shall be determined as follows: the Buyer and/or Sellers shall select an appraiser who shall have an MAI designation from the Appraisal Institute with at least ten (10) years' experience appraising commercial properties in the commercial sales market in which the Property is located, or equivalent experience in the commercial sales industry.

3.1 Method of Determining Purchase Price. The appraiser appointed by a Party shall determine the fair market value for the Property within thirty (30) days of appointment. If Sellers are not satisfied with the determination by Buyer's appraisal, Sellers, at Sellers' sole expense, may have a second appraisal prepared. If the difference in the conclusions as to fair market value is ten percent (10%) or less of the lower of the two appraisals, then the fair market value shall be deemed to be the average of the two values. If the two appraisers should fail to agree on the fair market value, and the difference between the two appraisals exceeds ten percent (10%) of the lower of the two appraisals, then the two appraisers shall promptly appoint a third appraiser. If the Parties' two appraisers fail to agree on a third appraiser within ten (10) days after their individual determination of the fair market value, either Party may apply to the Thurston County Superior Court, requesting the appointment of the third appraiser by the court. Once appointed, the third appraiser shall promptly determine the fair market value for the Property. The third appraiser shall then take the average of the two appraisals that are closest in value, which average value shall be final, conclusive, and binding upon both the Sellers and Buyer, and the sale price shall be adjusted accordingly. Each Party shall pay its own legal fees (if any) and the fees and expenses for its own appraiser. In the event a third appraiser must be appointed, his or her fees and expenses shall be borne equally by the Parties.

4. Earnest Money. Buyer shall deposit the sum of **Twenty-Five Thousand Dollars and No/100 Cents** (\$25,000.00) U.S., within five (5) business days after opening of escrow with Escrow Company. Earnest money so deposited shall be a credit applicable to the agreed Purchase Price and shall be held in escrow. Earnest money shall not be refundable if Buyer waives feasibility/contingency as provided in Paragraphs 8.4 and 8.5. If Buyer declines to remove the feasibility contingency, then the transaction shall be terminated, and earnest money is released from escrow and shall be returned to Buyer.

5. Payment of Purchase Price. On the Closing Date, Buyer shall deposit with Escrow Agent the amount of the Purchase Price, less any amounts to be credited against the Purchase Price pursuant to this Agreement.

6. Closing Date. The Closing (the “Closing”) of the purchase and sale of the Property under this Agreement shall be held at the offices of the Escrow Company, and shall occur on a date no later than thirty (30) business days after the waiver or expiration of the Feasibility Contingency period in Paragraphs 8.4 and 8.5 of this Agreement (the “Closing Date”), unless another time is agreed to in writing between the Parties. Closing shall occur when the Deed (as defined in Exhibit “D”) to Buyer is executed and recorded, and the Purchase Price is delivered to the Escrow Company for delivery to Sellers.

7. Title and Survey Matters.

7.1 Title Binder. Buyer shall order a preliminary commitment for an ALTA owner’s standard coverage title insurance policy provided by Thurston County Title Insurance Company (“Title Company”) describing the Property, showing all matters of record pertaining to the Property and listing Buyer as the prospective named insured. Following the mutual execution of this Agreement, Buyer shall obtain from Title Company a written supplemental report to such preliminary commitment in a form acceptable to Buyer, updating the preliminary commitment to the execution date of the Agreement. Such preliminary commitment, supplemental reports and true, correct and legible copies of all documents referred to in such preliminary commitment and supplemental reports as conditions or exceptions to title to the Property are collectively referred to herein as the “Title Binder.”

7.2 Title Review. Within seven (7) business days after Buyer’s receipt of the updated Title Binder, Buyer shall review the Title Binder and any surveys of the Property, and shall notify Sellers what exceptions to title, if any, affect the marketability or insurability of the title to the Property or which adversely affect the use of the Property (the “Title Review Period”). If no title matters appear in the updated Title Binder since the initial preliminary commitments, then the Parties shall proceed to Closing as set forth in this Agreement. If any title matters appear and Buyer objects to any of the same during the Title Review Period, then Sellers shall have seven (7) business days after receiving Buyer’s objections to notify Buyer if Sellers will remove any of the exceptions objected to prior to the Closing Date or if Sellers elect not to remove such objected to exceptions. If Sellers shall fail to remove any such exceptions objected to by Buyer from title prior to the Closing Date, and Buyer is unwilling to take title subject thereto, Buyer may elect to either terminate this Agreement, or take title despite the existence of such exception. If Buyer elects to terminate, neither Buyer nor Sellers shall have any further liabilities, obligations or rights with regard to this Agreement which shall then become null and void and of no further force or effect and Buyer’s earnest money deposit shall be returned to Buyer.

7.3 Title Policy. At Closing, Sellers and Buyer shall cause Title Company to issue a standard ALTA owner's policy (“Title Policy”) to Buyer, at Sellers’ cost. The Title Policy shall (a) be satisfactory to Buyer, (b) be issued in the amount of the total Purchase Price and (c) insure fee simple, indefeasible title to the Property in Buyer. The Title Policy shall contain endorsements as Buyer may require. Buyer’s obligation to close this transaction shall be contingent on Buyer’s approval, in its sole and absolute discretion of the Title Policy required under this Paragraph 7.

8. Conditions and/or Contingencies to Buyer's Obligations.

8.1 Documents and Reports. Within seven (7) business days after the execution and delivery of this Agreement to the Escrow Company (the "Document Delivery Date"), Sellers shall deliver to Buyer copies of the documents and reports listed on attached **Exhibit "C"** to this Agreement and in Sellers' possession. Sellers shall certify to Buyer, as of the Document Delivery Date, as to any documents listed on **Exhibit "C"** not in Sellers' possession.

8.2 Inspection of the Property. Buyer shall have the right and permission from the date Sellers sign this Agreement through the Closing Date (or earlier termination of this Agreement) to enter upon the Property or any part thereof at all reasonable times and from time to time for the purpose, at Buyer's cost and expense, of making all tests and/or studies of the Property that Buyer may wish to undertake, including, without limitation, soils tests (including borings), toxic and hazardous waste studies, surveys, structural studies and review of zoning, fire, safety and other compliance matters; provided, however, Buyer shall indemnify and hold harmless Sellers from and against any mechanic's or other liens or claims that may be filed or asserted against the Property or Sellers as a direct result of any actions taken by Buyer in connection with the Property, including but not limited to permitting Sellers to review a written description of Buyer's proposed testing and work to ensure same is properly done and will not exacerbate any existing condition of contamination on the property. Buyer shall also provide Sellers with a copy of all soil or environmental test results for the property, including but not limited to a Phase 1 environmental assessment. Buyer shall reasonably restore the Property to its condition immediately prior to any invasive testing. The effect of the representations and warranties made by Sellers in this Agreement shall not be diminished or deemed to be waived by any inspections, tests or investigations made by Buyer or its agents.

8.3 Appraisal of the Property. Buyer shall have the right to obtain an appraisal as set forth in Paragraph 3.1 above. Buyer's appraiser may enter onto the property as is necessary to appraise the Property.

8.4 Approval of Property/Feasibility Contingency. Buyer's obligation to purchase the Property shall be subject to and contingent upon Buyer's approval, in its sole and absolute discretion, prior to the expiration of the Contingency/Feasibility Period, of all aspects of the Property, including, without limitation, the physical condition of the Property and documents delivered by Sellers pursuant to Paragraph 8.1 above, or otherwise obtained by Buyer regarding the Property.

8.5 Contingency/Feasibility Period. As used herein in Paragraph 8.4, the term "Contingency or Feasibility Period" shall be thirty (30) business days from the last date this Agreement was executed by a Party to sign same.

8.6 Buyer's Right to Terminate. If Buyer's conditions set forth in Paragraph 8.4 above are not satisfied in Buyer's sole and absolute discretion, Buyer shall have the right to terminate this Agreement by sending written notice to Sellers and Escrow Agent (such notice referred to as a "Termination Notice") prior to the expiration of the Contingency/Feasibility Period. If Buyer gives its Termination Notice to Sellers, this Agreement

shall terminate and neither Buyer nor Sellers shall have any further liability to the other under this Agreement.

8.7 **Additional Closing Conditions.** Buyer's obligation to purchase the Property shall also be subject to the following conditions that must be satisfied as of Closing.

(i) Prior to Closing, all Contracts or Leases (whether written or oral), with respect to the Property shall be terminated in writing, except for any Assumed Contracts or Leases. Sellers shall provide Buyer, prior to Closing, any and all written termination agreements or notices to terminate tenancies with respect to all Contracts or Leases, in a form acceptable to Buyer.

(ii) All representations and warranties of Sellers contained herein, to the best of Sellers' knowledge, shall be true, accurate and complete at the time of the Closing as if made again at such time.

(iii) Sellers shall have performed all obligations to be performed by them hereunder on or before Closing (or, if earlier, on or before the date set forth in this Agreement for such performance).

(iv) At Closing, title to the Property shall be in the condition required by Paragraph 7 of this Agreement and Escrow Agent shall deliver the Title Policy to Buyer.

If the conditions set forth in this Paragraph 8 are not satisfied as of Closing and Buyer does not waive the same, Buyer may terminate this Agreement, and thereafter neither Buyer nor Sellers shall have any further liability to the other under this Agreement and Buyer's earnest money deposit shall be returned to Buyer.

9. **Sellers' Representations and Warranties.** Sellers hereby make the following representations and warranties, to the best of Sellers' knowledge, which representations and warranties shall be deemed made by Sellers to Buyer also as of the Closing Date:

9.1 **Title.** Sellers are the sole owners of the Property, except for reservations of record. At Closing, Sellers shall convey the entire fee simple estate and right, title and interest in and to the Property by statutory warranty deed to Buyer, free and clear of unapproved encumbrances of record.

9.2 **Compliance with Law; Compliance with Property Restrictions.** The Property complies in all material respects (both as to condition and use) with all applicable statutes, ordinances, codes, rules and regulations of any governmental authority having jurisdiction over the Property related to zoning, building, subdivision, and engineering.

9.3 **Bankruptcy, etc.** No bankruptcy, insolvency, rearrangement or similar action involving Sellers or the Property, whether voluntary or involuntary, is pending, threatened, by a third party, or contemplated by Sellers.

9.4 **Taxes and Assessments.** Other than amounts disclosed by the Title Binder, no other property taxes have been or will be assessed against the Property for the current tax year, and there are no general or special assessments or charges that have been levied, assessed or imposed on or against the Property.

9.5 **Foreign Person.** Sellers are not a foreign person and are a “United States Person” as such term is defined in Section 7701(a) (30) of the Internal Revenue Code of 1986, as amended (the “Code”) and shall deliver to Buyer prior to the Closing an affidavit evidencing such fact and such other documents as may be required under the Code.

9.6 **Mechanics’ Liens.** No labor, material or services have been furnished in, on or about the Property or any part thereof as a result of which any mechanics’, laborer’s or materialmen’s liens or claims might arise.

9.7 **Leases and Other Agreements.** Sellers represent that there are no leases, occupancy agreements, service agreements, licenses, easements, or option agreements with regard to the Property, except those of record or disclosed pursuant to Paragraph 8.1, or which Buyer has agreed in writing to assume.

9.8 **Assumption of Liabilities.** Buyer, by virtue of the purchase of the Property, will not be required to satisfy any obligation of Sellers arising prior to the Closing Date.

9.9 **Defaults.** Sellers are not in default and there has occurred no uncured event which with notice, the passage of time or both, would be a default, under any contract, agreement, lease, encumbrance, or instrument pertaining to the Property.

9.10 **Utilities.** The Property may or may not be served by water, storm and sanitary or septic sewer, electricity, and telephone supplied directly to the Property by facilities of public or private utilities. All such utilities are located within the boundaries of the Property or within lands dedicated to public use or within recorded easements for the same.

9.11 **Public Improvements.** Sellers have no knowledge of any federal, state, county, municipal or other governmental plans to change the road system in the vicinity of the Property.

9.12 **Subdivision.** The conveyance of the Property will not constitute a violation of any subdivision ordinance. The improvements on the Property comply in all material respects with all applicable subdivision ordinances and statutes.

9.13 **Due Authority.** Sellers and Buyer have all requisite power and authority to execute and deliver this Agreement and to carry out its obligations hereunder and the transactions contemplated hereby. This Agreement has been, and the documents contemplated hereby will be, duly executed and delivered by Sellers and Buyer and constitute their legal, valid and binding obligation enforceable against Sellers and Buyer in accordance with its terms.

9.14 **No Omissions.** The copies of any documents furnished to Buyer in connection with this transaction are true and complete copies of the documents they purport to be and contain no untrue statement of material fact and do not omit to state any material facts necessary to make the statements contained therein not misleading.

10. Covenants of Sellers. Sellers covenant and agree as follows:

10.1 **Perform Obligations.** From the date of this Agreement to the Closing Date, Sellers will perform any monetary and non-monetary obligations it has regarding the Property.

10.2 **No Liens.** From the date of this Agreement to the Closing Date, Sellers will not allow any lien to attach to the Property, nor will Sellers grant, create, or voluntarily allow the creating of, or amend, extend, modify or change, any easement, right-of-way, encumbrance, restriction, covenant, lease, license, option or other right affecting the Property or any part thereof without Buyer's written consent first having been obtained.

10.3 **Provide Further Information.** From the date of this Agreement to the Closing Date, Sellers will notify Buyer of each event of which Sellers become aware affecting the Property or any part thereof immediately upon learning of the occurrence of such event.

11. Closing.

11.1 **Time and Place.** Provided that all the contingencies and covenants set forth in this Agreement have been previously fulfilled, the Closing shall take place at the place and time determined as set forth in Paragraph 6 of this Agreement.

11.2 **Documents to be Delivered by Sellers.** For and in consideration of, and as a condition precedent to the payment to Sellers of the Purchase Price, Sellers shall obtain and deliver to Buyer at Closing the following documents, all of which shall be duly executed and acknowledged where required:

(i) **Title Documents.** Such other documents, including, without limitation, lien waivers, indemnity bonds, indemnification agreements, lease termination agreements, and certificates of good standing as shall be required by Buyer, or by the Title Company as a condition to its insuring Buyer's good and marketable fee simple title to the Property.

(ii) **Authority.** Such evidence as the Title Company shall require as to authority of Sellers to convey the Property to Buyer.

(iii) **Surveys and Drawings.** All surveys, site plans and plans and specifications relating to the Property as are in the possession or control of Sellers, if any.

(iv) **Assignment.** Sellers and Buyer agree any assignment of Buyer's rights under this Agreement shall be subject to Sellers' approval, which shall not be unreasonably withheld, conditioned, or denied.

(v) **Warranty Deed.** A statutory warranty deed ("Deed") conveying to Buyer a good, marketable and indefeasible title in fee simple absolute to the Property in the form set forth in **Exhibit "D"** attached hereto.

11.3 **Payment of Costs.** At Closing, Sellers shall pay all charges for title insurance for a standard ALTA owner's title policy insuring Buyer's title, one-half of the escrow fee, recording fees, the technology fee, and real property excise taxes. Buyer shall pay one-half of the escrow fee.

11.4 **Taxes.** Buyer is exempt from payment of real property excise taxes for the Property pursuant to WAC 458-61A-205(3).

11.5 **Monetary Liens.** Sellers shall pay or cause to be satisfied at or prior to Closing all monetary liens on or with respect to all or any portion of the Property, including, but not limited to, mortgages, deeds of trust, security agreements, assignments of leases, rents and/or easements, judgment liens, tax liens (other than those for taxes not yet due and payable) and financing statements, except where Seller is exempt by statute or administrative rule or regulation.

11.6 **Possession.** Possession of the Property shall be delivered to Buyer at Closing. The Property, including without limitation the improvements, if any, shall be delivered to Buyer in good order.

11.7 **Proration.** All amounts required to be prorated hereunder as of Closing, shall be calculated as if Buyer were in possession of the Property as of the date of Closing.

12. **Environmental.**

12.1 Notwithstanding anything to the contrary in this Agreement or otherwise, the Parties agree that Sellers shall have no obligation to defend, indemnify, or hold Buyer harmless with respect to any loss, liability, claim, demand, damage, or expense of any kind, including attorneys' fees, costs, and expenses (collectively, "Loss") arising (a) out of the release or threatened release of Hazardous Substances on, under, above, or about the Property after Closing, or (b) out of the past release or threatened release of any Hazardous Substance on, under, above, or about the Property caused or contributed to by Buyer, or any employee, agent, tenant, or contractor of Buyer.

12.2 **Definitions.** The term "Hazardous Substance" includes without limitation (a) those substances included within the definitions of "hazardous substances," "hazardous materials," "toxic substances," "hazardous wastes," or "solid wastes" in any Environmental Law; (b) petroleum products and petroleum byproducts; (c) polychlorinated biphenyls; (d) chlorinated solvents; and (e) asbestos. The term "Environmental Law" includes any federal, state, municipal

or local law, statute, ordinance, regulation, order, or rule pertaining to health, industrial hygiene, environmental conditions, or hazardous substances.

13. As Is/Where Is Condition. Except as expressly set forth in this Agreement and the documents executed and delivered by the Parties at Closing, the Property is being sold in an “AS IS, WHERE IS” condition and “WITH ALL FAULTS” as of Closing. Except as expressly set forth in this Agreement, and the documents executed and delivered by the parties at Closing, no representations or warranties have been made by Seller as to (i) the environmental or physical condition or state of repair of the Property; (ii) the compliance or non-compliance of the Property with any applicable laws, regulations or ordinances (including, without limitation, any applicable zoning, building or development codes); (iii) the value, expense of operation, or income potential of the Property; or (iv) any other fact or condition which has or might affect the Property or the condition, state of repair, compliance, value, expense of operation or income potential of the Property or any portion thereof. The Parties agree that all understandings and agreements heretofore made between them or their respective agents or representatives are merged in this Agreement, which alone fully and completely express their agreement, and that this Agreement has been entered into after full investigation, or with the Parties satisfied with the opportunity afforded for full investigation, neither party relying upon any statement or representation by the other unless such statement or representation is specifically embodied in this Agreement.

14. Disclosures. Buyer waives the right to receive a seller disclosure statement (“Form 17 – Commercial”) if required by RCW 64.06. However, if Seller would otherwise be required to provide Buyer with a Form 17 – Commercial, and if the answer to any of the questions in the section of the Form 17 – Commercial entitled “Environmental” would be “yes,” then Buyer does not waive the receipt of the “Environmental” section of the Form 17 – Commercial which shall be provided by Seller.

15. Condemnation. In the event of any commenced, to be commenced, or consummated proceedings in eminent domain or condemnation (collectively “Condemnation”) respecting the Property or any portion thereof, Buyer may elect, by written notice to Sellers, to terminate this Agreement and the escrow created pursuant hereto and be relieved of its obligation to purchase the Property and Buyer’s earnest money deposit shall be returned to Buyer. If Buyer terminates this Agreement, neither Buyer nor Sellers shall have any further liability to the other hereunder. If Buyer fails to make such election prior to the Closing Date, this Agreement shall continue in effect, there shall be no reduction in the Purchase Price, and Sellers shall, prior to the Closing Date, assign to Buyer, by an assignment agreement in form and substance satisfactory to Buyer, Sellers’ entire right, title, and interest in and to any condemnation award or settlement made or to be made in connection with such Condemnation proceeding. Buyer shall have the right at all times to participate in all negotiations and dealings with the condemning authority and approve or disapprove any proposed settlement in respect to such matter. Sellers shall forthwith notify Buyer in writing of any such Condemnation respecting the Property.

16. Casualty. If any fire, windstorm, or casualty occurs and materially affects all or any portion of the Property on or after the date of this Agreement and prior to the Closing, Buyer may elect, by written notice to Sellers, to terminate this Agreement and the escrow created pursuant hereto and be relieved of its obligation to purchase the Property. If Buyer terminates

this Agreement, neither Buyer nor Sellers have any further liability to the other hereunder, and Buyer's earnest money deposit shall be returned to Buyer. If Buyer fails to make such election prior to the Closing Date, this Agreement shall continue in effect, the Purchase Price shall be reduced by the amount of loss or damage occasioned by such casualty not covered by insurance, and Sellers shall, prior to the Closing Date, assign to Buyer, by an assignment agreement in form and substance satisfactory to Buyer, its entire right, title, and interest in and to all insurance claims and proceeds to which Sellers may be entitled in connection with such casualty. Buyer shall have the right at all times to participate in all negotiations and other dealings with the insurance carrier providing such coverage and to approve or disapprove any proposed settlement in respect to such matter. Sellers shall forthwith notify Buyer in writing of any such casualty respecting the Property.

17. Notices. Unless applicable law requires a different method of giving notice, any and all notices, demands, or other communications required or desired to be given hereunder by any Party (collectively, "Notices") shall be in writing and shall be validly given or made to another Party if delivered either personally or by Federal Express, UPS, USPS, or other overnight delivery service of recognized standing, or if deposited in the United States mail, certified, registered, or express mail with postage prepaid. If such Notice is personally delivered, it shall be conclusively deemed given at the time of such delivery. If such Notice is delivered by Federal Express or other overnight delivery service of recognized standing, it shall be deemed given twenty-four (24) hours after the deposit thereof with such delivery service. If such Notice is mailed as provided herein, such notice shall be deemed given seven (7) days after the deposit thereof in the United States mail. Each such Notice shall be deemed given only if properly addressed to the Party to whom such notice is to be given as follows:

To Buyer: Steven J. Burney, City Manager
City of Olympia
601 4th Ave E
P.O. Box 1967
Olympia, WA 98507-1967
Email: jburney@ci.olympia.wa.us

With a copy to: Mark Barber, City Attorney
City of Olympia
601 4th Ave E
P.O. Box 1967
Olympia, WA 98507-1967
Email: mbarber@ci.olympia.wa.us

To Sellers: Theresa Wall, Vice President and President
Kaufman Holdings, Inc./Kaufman Real Estate, LLC
7908 Sweet Iron Ct SE
Tumwater, WA 98501
Email: theresa@kaufmancd.com
propertymanagement@kaufmancd.com

With a copy to: Danielle Rants and Pat Rants
The Rants Group
724 Columbia St NW, Suite 140
Olympia, WA 98501
Email: danielle@rants-group.com
pat@rants-group.com

Any Party hereto may change its address for receiving notices as herein provided by a written notice given in the manner aforesaid to the other Party hereto.

18. Event of Default. In the event of a default under this Agreement by Sellers (including a breach of any representation, warranty, or covenant set forth herein), Buyer shall be entitled, in addition to all other remedies, to seek monetary damages and specific performance of Sellers' obligations hereunder.

19. Miscellaneous.

19.1 **Applicable Law.** This Agreement shall in all respects, be governed by the laws of the State of Washington.

19.2 **Further Assurances.** Each of the Parties shall execute and deliver any and all additional papers, documents, and other assurances, and shall do any and all acts and things reasonably necessary in connection with the performance of its obligations hereunder, to carry out the intent of the Parties hereto.

19.3 **Modification or Amendment, Waivers.** No amendment, change, or modification of this Agreement shall be valid, unless in writing and signed by all of the Parties hereto. No waiver of any breach of any covenant or provision in this Agreement shall be deemed a waiver of any preceding or succeeding breach thereof, or of any other covenant or provision in this Agreement. No extension of time for performance of any obligation or act shall be deemed an extension of the time for performance of any other obligation or act.

19.4 **Successors and Assigns.** All of the terms and provisions contained herein shall inure to the benefit of and shall be binding upon the Parties hereto and their respective heirs, legal representatives, successors, and assigns. Any assignment shall be subject to Sellers' approval, which shall not be unreasonably withheld, conditioned, or denied. Buyer must notify and, if required, request approval by Sellers of any such assignment prior to the Closing. Any such assignee shall for all purposes be regarded as Buyer under this Agreement.

19.5 **Entire Agreement and No Third Party Beneficiaries.** This Agreement constitutes the entire understanding and agreement of the Parties with respect to its subject matter and any and all prior agreements, understandings, or representations with respect to its subject matter are hereby canceled in their entirety and are of no further force or effect. The Parties do not intend to confer any benefit under this Agreement to any person, firm, or corporation other than the Parties.

19.6 **Attorneys' Fees.** Should either Party bring suit to enforce this Agreement, the prevailing Party in such lawsuit shall be entitled to an award of its reasonable attorneys' fees and costs incurred in connection with such lawsuit.

19.7 **Construction.** Captions are solely for the convenience of the Parties and are not a part of this Agreement. This Agreement shall not be construed as if it had been prepared by one of the Parties, but rather as if both Parties had prepared it. If the date on which Buyer or Sellers are required to take any action under the terms of this Agreement is not a business day, the action shall be taken on the next succeeding business day.

19.8 **Partial Invalidity.** If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby; and each such term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

19.9 **Survival.** The covenants, agreements, obligations to indemnify, representations, and warranties made in this Agreement shall survive the Closing unimpaired and shall not merge into the Deed and the recordation thereof.

19.10 **Finders' or Brokers' Fees.** Real estate commissions are to be paid by the Sellers. Danielle Rants and Pat Rants of The Rants Group represent the Sellers, and Amy Evans of Kidder Mathews, represents Buyer. Sellers agree to indemnify, defend, and hold harmless Buyer against any loss, liability, damage, cost, claim, or expense, including interest, penalties, and reasonable attorneys' fees that Buyer shall incur or suffer by reason of a breach by Sellers of the representation and warranty set forth above.

19.11 **Time.** Time is of the essence of every provision of this Agreement.

19.12 **Risk of Loss.** All of Sellers' personal property, of any kind or description whatsoever that is on the Property after Closing, shall be at Sellers' sole risk of loss.

19.13 **Force Majeure.** Performance by Sellers or Buyer of their obligations under this Agreement shall be extended by the period of delay caused by force majeure. Force majeure is war, natural catastrophe, pandemics, strikes, walkouts or other labor industrial disturbance, order of any government, court or regulatory body having jurisdiction, shortages, blockade, embargo, riot, civil disorder, or any similar cause beyond the reasonable control of the

party who is obligated to render performance (but excluding financial inability to perform, however caused).

19.14 **Recitals.** The Recitals set forth above are incorporated by this reference into this Agreement and are made a part hereof.

19.15 **Counterparts.** This Agreement may be executed in a number of identical counterparts which, taken together, shall constitute collectively one Agreement; but in making proof of this Agreement, it shall not be necessary to produce or account for more than one such counterpart. Additionally, (i) the signature pages taken from separate individually executed counterparts of this Agreement may be combined to form multiple fully executed counterparts; and (ii) a facsimile signature or an electronically scanned signature, or an electronic or digital signature where permitted by law, shall be deemed to be an original signature for all purposes. All executed counterparts of this Agreement shall be deemed to be originals, but all such counterparts, when taken together, shall constitute one and the same Agreement.

19.16 **Effective Date.** The term “date of this Agreement” or “date hereof” or “Effective Date,” as used in this Agreement, shall mean the later of the following dates: (1) the date of Buyer’s signature on this Agreement; or (2) the date of Sellers’ signatures on this Agreement.

[The remainder of this page is intentionally left blank. Signatures appear on the following page.]

SELLERS:

KAUFMAN HOLDINGS, INC., a Washington corporation, and **KAUFMAN REAL ESTATE, LLC**, a Washington limited liability company

By: Theresa Wall
Theresa Wall, Vice President of Kaufman Holdings, Inc., and President of Kaufman Real Estate, LLC

Date: 12/03/2021

BUYER:

CITY OF OLYMPIA, a Washington municipal corporation

Steven J. Burney, City Manager

Date: _____

APPROVED AS TO FORM:

Mark Barber
Mark Barber, City Attorney

Date: 12/03/2021

EXHIBIT "A"
LEGAL DESCRIPTION

Seller - Kaufman Holdings, Inc.

PARCEL A:

TRACT 10 AND THAT PORTION OF TRACT 11 OF COLLEGE CITY BERRY TRACTS, AS RECORDED IN VOLUME 9 OF PLATS, PAGE 7, LYING NORTHWESTERLY OF PRIMARY STATE HIGHWAY NO. 1, EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO THE STATE OF WASHINGTON BY DEEDS RECORDED JANUARY 15, 1957 UNDER AUDITOR'S FILE NO. 580057, JANUARY 24, 1957 UNDER AUDITOR'S FILE NO. 580325 AND JULY 3, 1985 UNDER AUDITOR'S FILE NO. 8507030084.

PARCEL C:

THE SOUTH 65 FEET OF THE EAST 200 FEET OF TRACT 3 OF LEACH'S JOHNSON HILL TRACTS, AS RECORDED IN VOLUME 10 OF PLATS, PAGE 2.

PARCEL C1:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 12 FEET OF THE SOUTH 77 FEET OF THE EAST 200 FEET OF TRACT 3 OF LEACH'S JOHNSON HILL TRACTS, AS RECORDED IN VOLUME 10 OF PLATS, PAGE 2.

PARCEL D:

TRACT 4 OF LEACH'S JOHNSON HILL TRACTS, AS RECORDED IN VOLUME 10 OF PLATS, PAGE 2.

PARCEL E:

TRACT 5 OF LEACH'S JOHNSON HILL TRACTS, AS RECORDED IN VOLUME 10 OF PLATS, PAGE 2.

SITUATE IN THURSTON COUNTY, WASHINGTON.

Seller - Kaufman Real Estate, LLC

PARCEL B:

TRACT 3 OF LEACH'S JOHNSON HILL TRACTS, AS RECORDED IN VOLUME 10 OF PLATS, PAGE 2, EXCEPT THE SOUTH 65 FEET OF THE EAST 200 FEET THEREOF.

PARCEL F:

TRACT 6 OF LEACH'S JOHNSON HILL TRACTS, AS RECORDED IN VOLUME 10 OF PLATS, PAGE 2; EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEEDS RECORDED DECEMBER 21, 1956 UNDER AUDITOR'S FILE NO. 579323 AND FEBRUARY 20, 1985 UNDER AUDITOR'S FILE NO. 8502200047.

SITUATE IN THURSTON COUNTY, WASHINGTON.

EXHIBIT "B"
GENERAL VICINITY SKETCH

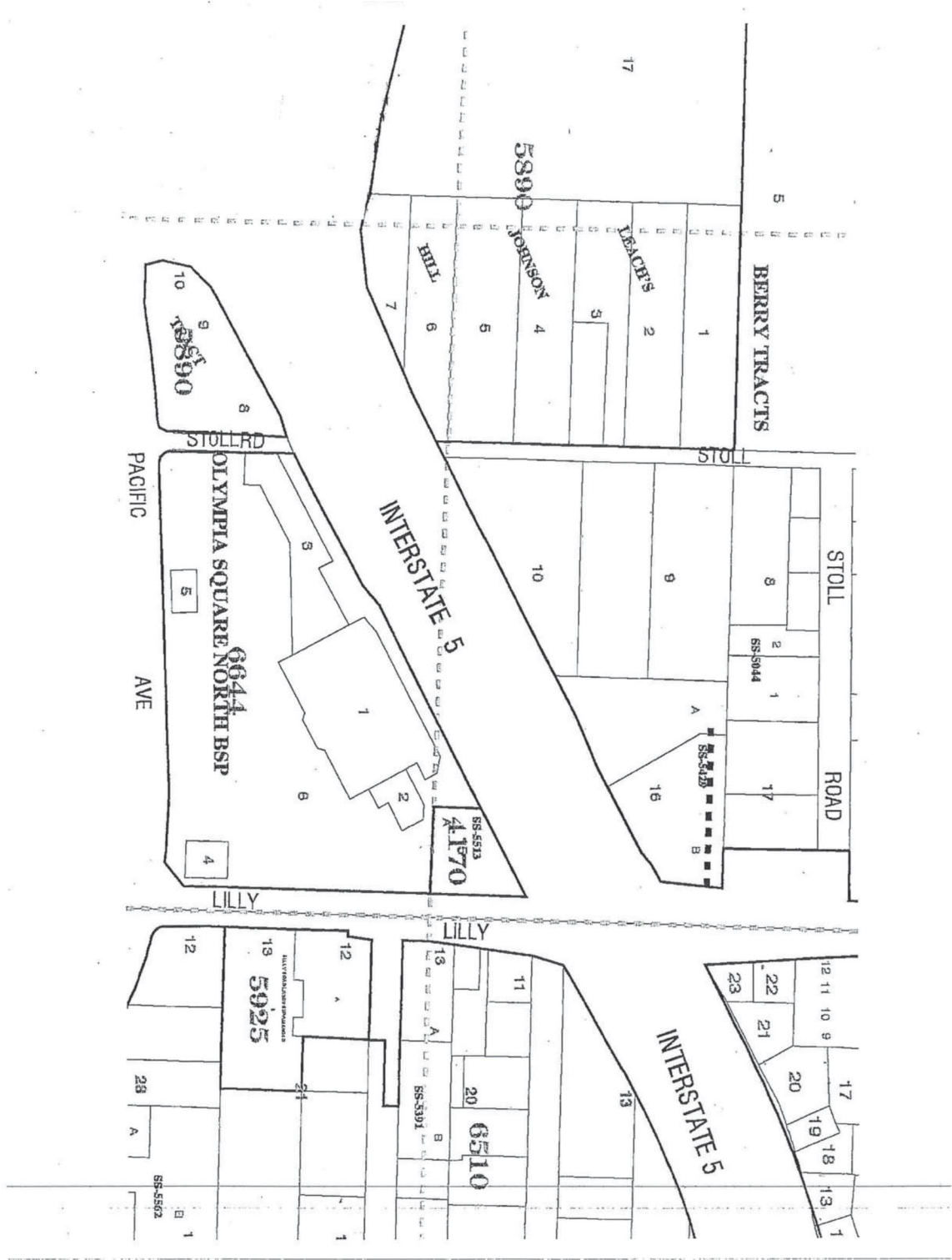


EXHIBIT “C”
DOCUMENTS AND REPORTS

1. Copies of all of leases or other occupancy agreements relating to the Property, if any, with originals to be delivered at Closing.
2. Copies of all licenses permits and approvals, if any, issued by governmental authorities for the use and occupancy of the Property or any facility located thereon.
3. Any other information about the Property reasonably requested by Buyer if in the possession or control of Sellers.
4. Any service contracts or other similar agreements related to the Property.
5. Reports of environmental conditions related to the Property, if any.
6. Surveys, if any.
7. Soils reports, if any.

EXHIBIT "D"
FORM OF STATUTORY WARRANTY DEED

AFTER RECORDING MAIL TO:

City of Olympia
Attn: Legal Department
P.O. Box 1967
Olympia WA 98507-1967

Document Title: Statutory Warranty Deed
Grantor: Kaufman Holdings, Inc., a Washington corporation
Grantee: City of Olympia, a Washington municipal corporation
Abbreviated Legal Description: TR 10 & PTN 11 COLLEGE CITY BERRY TRACTS & TRS 3, 4, 5 AND PTN TR 6 LEACH'S JOHNSON HILL TRACTS
Assessor's Tax Parcel Number(s): 41701000100; 58900000301; 58900000400; 58900000500

The Grantor, **KAUFMAN HOLDINGS, INC.**, a Washington corporation, for and in consideration of the sum of TEN and NO/100---(\$10.00) Dollars, and other valuable considerations, in hand paid, hereby conveys and warrants to the Grantee, **CITY OF OLYMPIA**, a Washington municipal corporation, the following legally described real property together with all water, timber, mineral, and any other rights or appurtenances thereto, situated in the City of Olympia, County of Thurston, in the State of Washington, including all after acquired title:

As legally described in **EXHIBIT A** attached hereto.

DATED this ____ day of _____, 202__.

GRANTOR: Kaufman Holdings, Inc., a Washington corporation

By: _____
Theresa Wall, Vice President of Kaufman Holdings, Inc.

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that Theresa Wall, Vice President of Kaufman Holdings, Inc., and as the authorized corporate officer or representative of Kaufman Holdings, Inc., a Washington corporation, appeared before me, and that said person acknowledged that she signed this instrument, and on oath and stated that she is authorized to execute this instrument on behalf of said Washington corporation, and acknowledged her signature as her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____ 20__.

Signature
Name (typed or printed): _____
NOTARY PUBLIC in and for the State of
Washington
Residing at _____
My appointment expires: _____

ACCEPTED AND AGREED:

GRANTEE: City of Olympia, a Washington
municipal corporation

Steven J. Burney, City Manager

Approved as to form:

Mark Barber, City Attorney

EXHIBIT "A"

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AFTER RECORDING MAIL TO:

City of Olympia
Attn: Legal Department
P.O. Box 1967
Olympia WA 98507-1967

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Grantee: City of Olympia, a Washington municipal corporation
Abbreviated Legal Description: TR 10 & PTN 11 COLLEGE CITY BERRY TRACTS & TRS 3, 4, 5 AND PTN TR 6 LEACH'S JOHNSON HILL TRACTS
Assessor's Tax Parcel Number(s): 58900000300; 58900000600

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DATED this _____ day of _____, 202__.

GRANTOR: Kaufman Real Estate, LLC,
a Washington limited liability company

By: _____
Theresa Wall, President of Kaufman Real Estate, LLC

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that Theresa Wall, Vice President of Kaufman Holdings, Inc., and as the authorized corporate officer or representative of Kaufman Holdings, Inc., a Washington corporation, appeared before me, and that said person acknowledged that she signed this instrument, and on oath and stated that she is authorized to execute this instrument on behalf of said Washington corporation, and acknowledged her signature as her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____ 20__.

Signature
Name (typed or printed): _____
NOTARY PUBLIC in and for the State of
Washington
Residing at _____
My appointment expires: _____

ACCEPTED AND AGREED:

GRANTEE: City of Olympia, a Washington
municipal corporation

Steven J. Burney, City Manager

Approved as to form:

Mark Barber, City Attorney

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